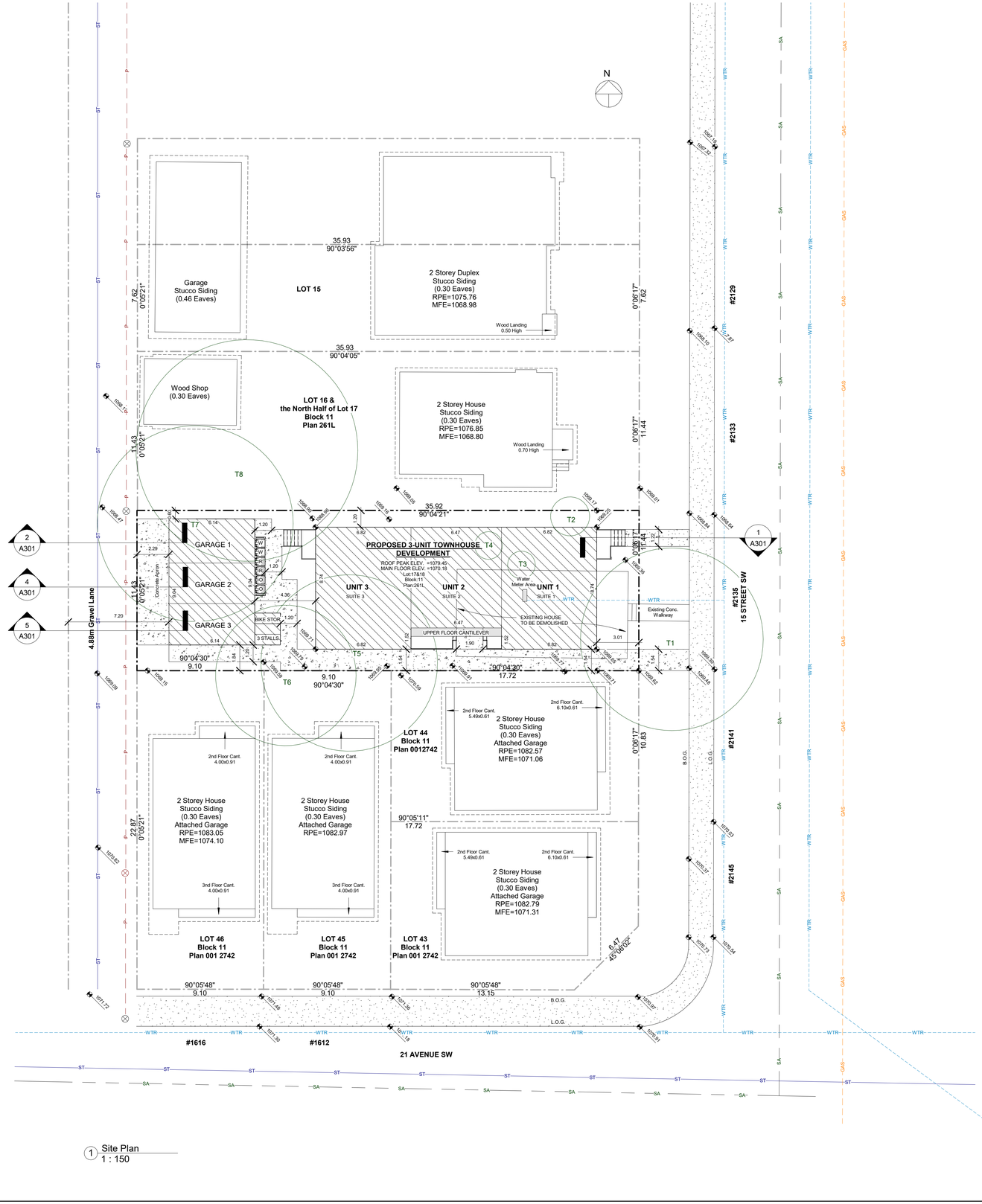


1 Site Plan
1 : 150

MUNICIPAL ADDRESS
2135 15 St SW, Calgary, AB

LEGAL DESCRIPTION
Plan:261L;Block:11;Lot:17&18

LAND USE DESIGNATION
R-CG Residential - Grade-Oriented Infill

PARCEL SIZE
412.30 m^2/ 4437.95 ft^2

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
2135 15 St SW

CLIENT
Owner

PROGRESS		DP	
SCALE		1 : 150	
DRAWN	Author	CHECKED	Checker
FILE		20251010	
DATE		2025/12/12 23:57:27	

Site Plan

A002

PROPOSED 3-UNIT TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



Bylaw Study

ADDRESS

Municipal: 2135 15 St SW Calgary, AB
Legal: Plan:261L;Block:11;Lot:17&18

PROPOSED DENSITY (U/Ha)

LAND USE R-CG Residential - Grade-Oriented Infill
Parcel Area (Ha) 0.041
Proposed Units: 3
3 units / 0.041 Ha = 73.17 U/Ha

BUILDING COVERAGE (%) 53.70

Parcel 412.30 m^2 (100%)
Residence 165.91 m^2 (40.24%)
Garage 55.50 m^2 (13.46%)
Total Coverage: 221.41 m^2 (53.70%)

GROSS FLOOR AREA (m2) 498.05

1st Floor 165.55 m^2
2nd Floor 169.64 m^2
3rd Floor 162.85 m^2
Total Above Grade 498.05 m^2
Basement 165.55 m^2
Garage 55.50 m^2

WASTE AND RECYCLING

Capacity: 6 carts x 64 Gallon each = 384 Gallons
Proposed Waste storage distribution:
Black Cart (95G) 2
Blue Cart (95G) 2
Green Cart (95G) 2
Total Carts: 6
Carts to be manually rolled out to pick-up location on collection day by a private waste management company.

PARKING

Parking Garage 3
Bike Storage 3

UNIT AREAS		
NAME	SQ.FT	SQ.M.
UNIT 1		
SECOND FLOOR	630.67	58.59
THIRD FLOOR	594.14	55.19
TOTAL AREA	1224.81	113.79
SUITE 1		
BASEMENT	630.67	58.59
MAIN FLOOR	630.67	58.59
TOTAL AREA	1261.34	117.18
UNIT 2		
SECOND FLOOR	564.67	52.45
THIRD FLOOR	564.67	52.45
TOTAL AREA	1129.34	104.90
SUITE 2		
BASEMENT	520.67	48.37
MAIN FLOOR	520.67	48.37
TOTAL AREA	1041.34	96.74
UNIT 3		
SECOND FLOOR	630.67	58.59
THIRD FLOOR	594.14	55.19
TOTAL AREA	1224.81	113.78
SUITE 3		
BASEMENT	630.67	58.59
MAIN FLOOR	630.67	58.59
TOTAL AREA	1261.34	117.18

BUILDING AREA		
ABOVE GRADE	5360.97	498.05
BELOW GRADE	1782.01	165.55



② East Street Scape
1/16" = 1'-0"

NINES
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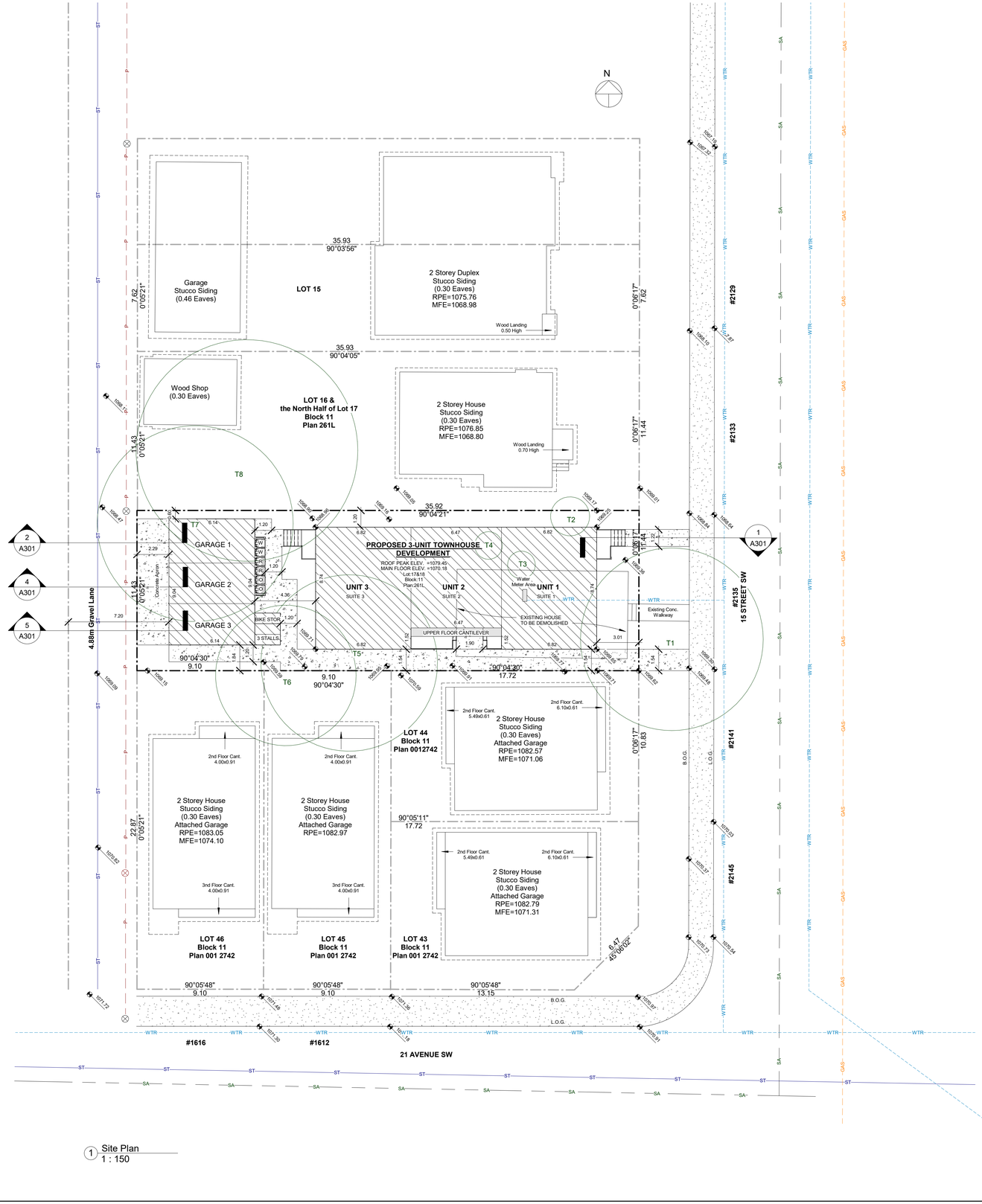
PROJECT
Proposed Multi-Family Development
2135 15 St SW

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	JP	CHECKED	TB
FILE	20251010		
DATE	2025/12/12 23:57:24		

Title Page

A001



1 Site Plan
1 : 150

MUNICIPAL ADDRESS
2135 15 St SW, Calgary, AB

LEGAL DESCRIPTION
Plan:261L;Block:11;Lot:17&18

LAND USE DESIGNATION
R-CG Residential - Grade-Oriented Infill

PARCEL SIZE
412.30 m^2/ 4437.95 ft^2

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

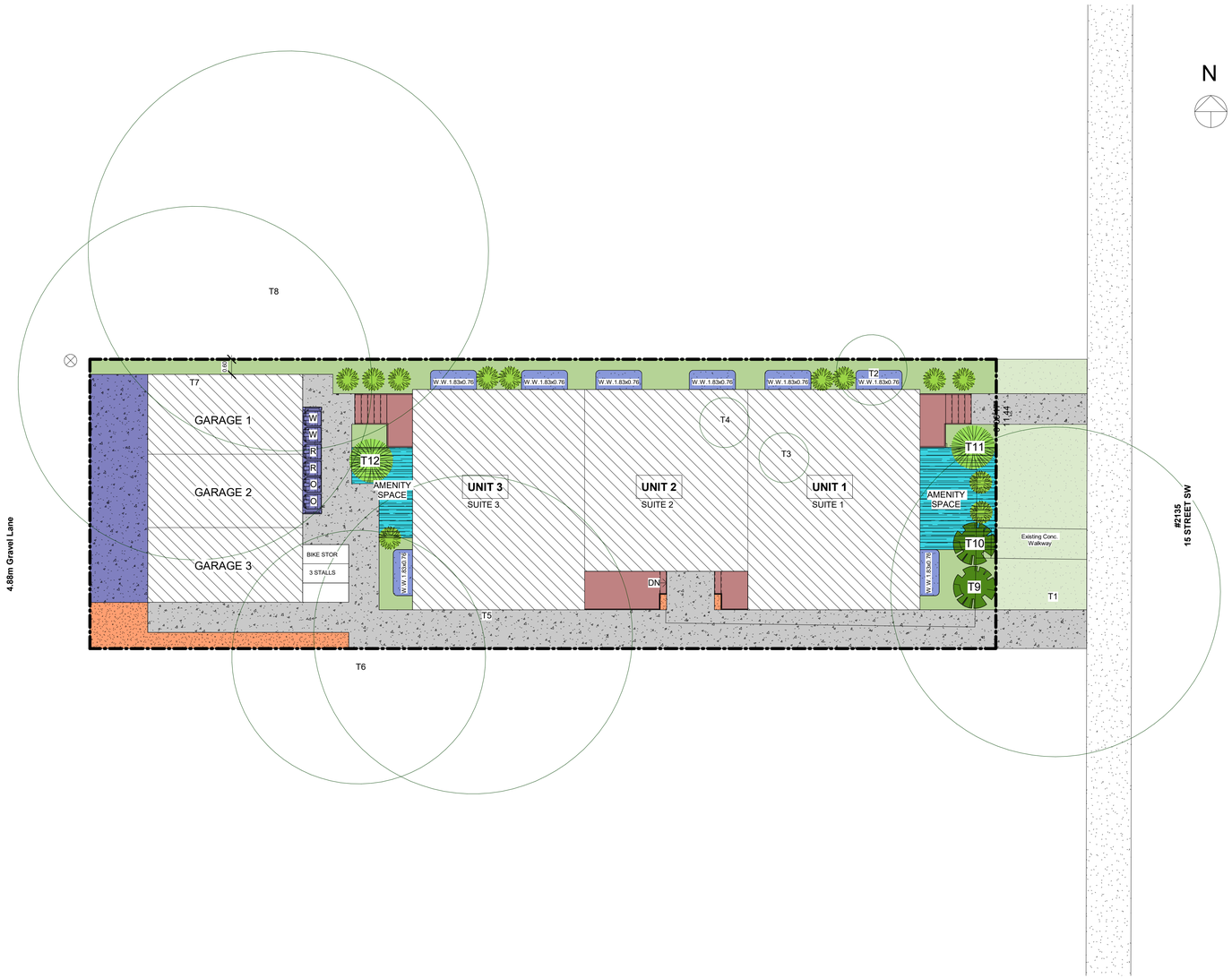
PROJECT
Proposed Multi-Family Development
2135 15 St SW

CLIENT
Owner

PROGRESS		DP	
SCALE		1 : 150	
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FILE		20251010	
DATE		2025/12/12 23:57:27	

Site Plan

A002



1 Landscaping Plan
1 : 100

CONIFEROUS TREE

DECIDUOUS TREE

SHRUB

PROPOSED BUILDING

AMENITY SPACE
Permiable Paving

CONC. WALKWAY

CONC. PAVING
W&R Area and Garage Apron

CONC. PAVING
Exterior Conc. Stair & Patio

SOD

EXTERIOR STAIRS
Wood

WINDOW WELL
Gravel

MULCH

CITY LAND

PLANTING SCHEDULE

PROPOSED TREE

#	SPECIES	CALIPER	CANOPY	HEIGHT		AMOUNT
S	SASKACHEWEN BERRY	0.15m	0.6m	1m	SHRUB	12
T9	PRINCESS KAY PLUM	60mm	2m	2m	DECEDIOUS	1
T10	PRINCESS KAY PLUM	60mm	2m	2m	DECEDIOUS	1
T11	SIBERIAN LARCH	60mm	2m	2m	CONIFEROUS	1
T12	SIBERIAN LARCH	75mm	2m	3m	CONIFEROUS	1

EXISTING TREES

#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	SCIENTIFIC NAME
T1	DECIDUOUS	0.70	12.00	8.00	REMOVED	
T2	DECIDUOUS	0.40	2.60	18.00	REMOVED	
T3	DECIDUOUS	0.30	2.00	18.00	REMOVED	
T4	DECIDUOUS	0.30	1.80	18.00	REMOVED	
T5	DECIDUOUS	1.00	12.00	10.00	REMOVED	
T6	DECIDUOUS	0.40	10.00	11.00	REMOVED	
T7	DECIDUOUS	0.40	14.00	10.00	REMOVED	
T8	DECIDUOUS	0.90	16.00	11.00	RETAIN	

1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. Rough in EV chargers in the garage 1 for future level 2 EVSE installation.
6. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
2135 15 St SW

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Owner

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DRAWN	JP
CHECKED	TB
FILE	20251010
DATE	2025/12/12 23:57:28

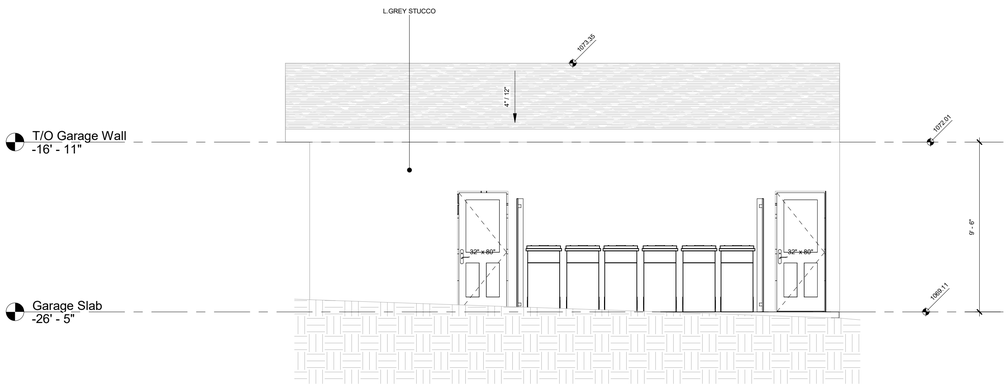
Landscaping Plan

A003

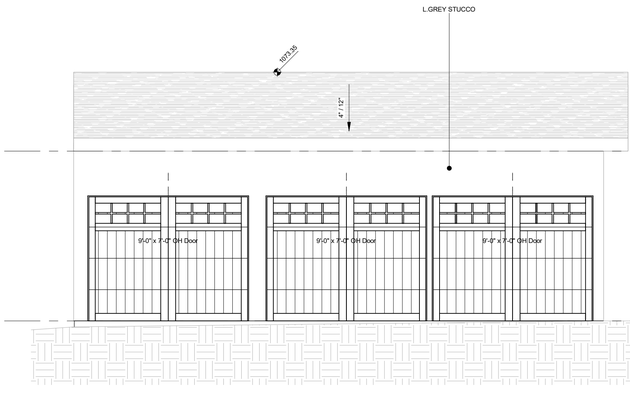


1 East Elevation
1/4" = 1'-0"

2 West Elevation
1/4" = 1'-0"



3 Garage East Elevation
1/4" = 1'-0"



4 Garage West Elevation
1/4" = 1'-0"

NINES
DESIGN & VISUALIZATION

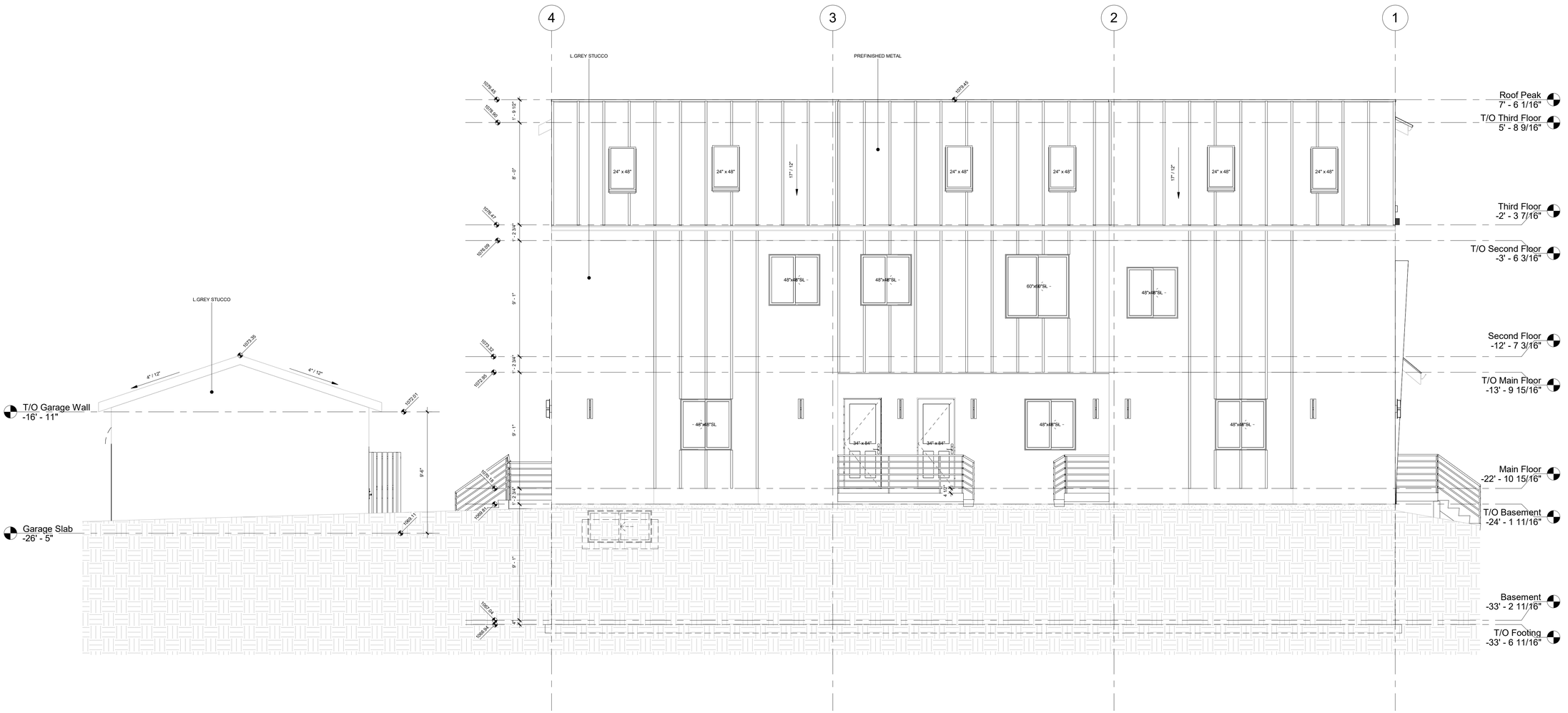
DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
2135 15 St SW

CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	JP	CHECKED	TB
FILE	20251010		
DATE	2025/12/12 23:57:33		

East & West Elevations
A201



1 South Elevation
1/4" = 1'-0"

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

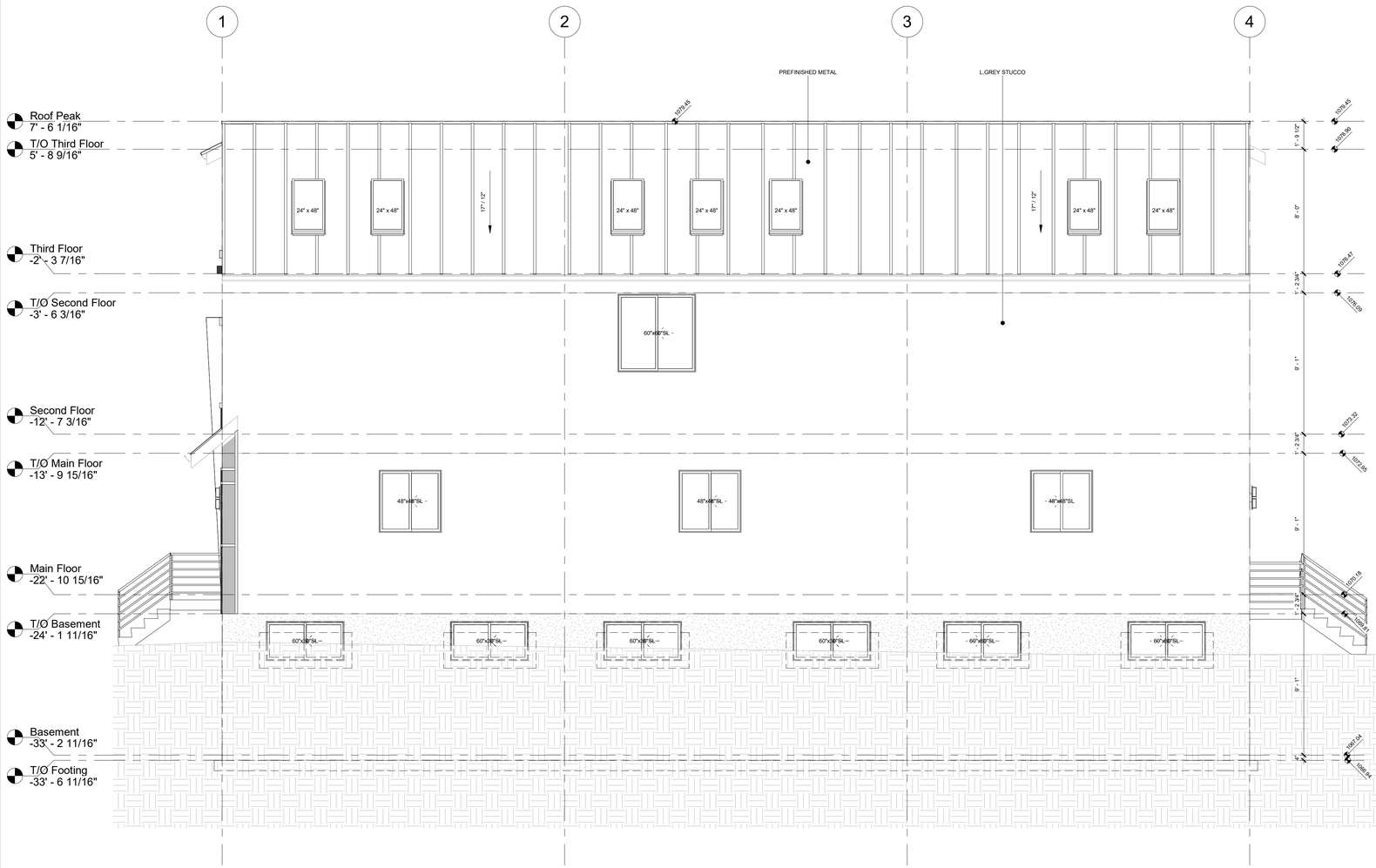
PROJECT
Proposed Multi-Family Development
2135 15 St SW

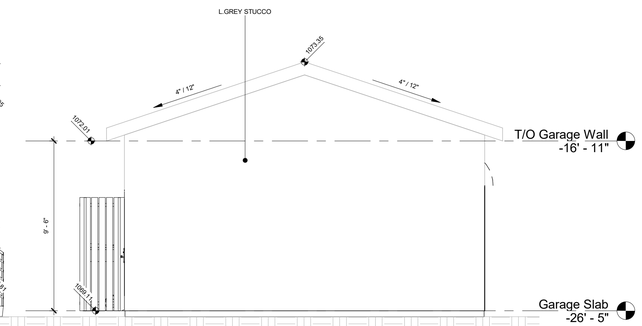
CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	JP	CHECKED	TB
FILE	20251010		
DATE	2025/12/12 23:57:34		

South Elevation

A202





1 North Elevation
1/4" = 1'-0"

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
2135 15 St SW

CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	JP	CHECKED	TB
FILE	20251010		
DATE	2025/12/12 23:57:35		

North Elevation

A203